

Single Family Residence **RESIDENTIAL**

69 RIVER ROCK DR

MOSCOW MILLS, MO 63362

\$317,050 TopHap Estimate · \$225 / ft² · confidence 97 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,412 ft²
LIVING AREA

0.38 ac
LOT SIZE

2023
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$317K

\$308K low

\$326K high

Est. Owner Equity

\$39,660

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$2,213 (2025)
Assessed Value	\$36,203
Previous Assessed	\$36,203
Assessor Market Value	\$190,540

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Lincoln
Lot (acres)	0.38
Foundation	Concrete
Roof	Asphalt

CLIMATE RISK

39
FLOOD

38
WILDFIRE

82
HEAT

72
STORM

28
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 16, 2023	Financing	Warranty Deed			\$277K
Dec 2, 2022	Financing	Warranty Deed			\$227K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
William Cappel Elementary School	Elementary	KG–5	2.6 mi
Troy South Middle School	Middle	6–8	3.6 mi
Troy Buchanan High School	High	9–12	5.4 mi

District: Troy R-III School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 63362

107 CRIME INDEX	79 AIR POLLUTION	9,637 POPULATION	\$83K MEDIAN IN-COME	55°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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